

APPROVED 01/08/2009

At 6:17 pm the Board's meeting was called to order in the basement meeting room at the Fremont Town Hall. Present were Selectmen Gene Cordes, Brett Hunter, and Donald Gates Jr; and Town Administrator Heidi Carlson.

OLD BUSINESS

1. Selectmen reviewed the minutes for 18 December 2008. Motion was made by Hunter and seconded by Gates to approve the minutes for 18 December 2008 with verbiage amendments. The vote was unanimously approved 3-0.

2. Carlson indicated that Jeanne Nygren has done some research with other towns regarding implementation of a policy on the use of earned time in conjunction with differential for WC wages. Of the towns surveyed, it was split, half of the six contacted allow it and half do not. The Board discussed this in depth in light of their desire to keep people at work, and the incentive to come back to work. Worker's Compensation wages are only 60% (not taxed) of regular wages as part of the State of New Hampshire legislature's plan to keep some incentive to come back to work.

The Board further discussed allowing use of sick time against disability use and worker's compensation time. This also led to discussion as to whether benefits should continue while someone is out on sick leave for an extended period of time. All are items to be covered in the Personnel Policy final draft. The Board was considering not allowing use of sick/vacation time for either; but did allow that the might keep some availability of sick time against disability wages only.

At 6:30 pm Selectmen invited Dave Gordon into the meeting. Cordes reviewed what the Board knew about Witham's Countryside Estates and the parameters of the park that were established when it was approved in the 1980's.

Mr Gordon said his wife is a registered nurse and he spent 33 years with Raymond Ambulance and that they are very involved with the care of their 10 year old granddaughter, who had viral encephalitis, leading to seizures, and cancer, indicating they had faced the past three years of severe medical issues.

He said she won't be able to walk for 6 to 8 months and cannot climb stairs. He said she will have cancer chemo treatments for another 4 or 5 months. This has led them to look for a one level home for their daughter and her family to rent, but they indicated the could not find one in Fremont. They want to keep her here due to her placement in school and her friend network. They then went to Al Witham to see if he knew of anything, and he offered an empty trailer he has within the park, but this leads to age issues as the Gordon's daughter does not meet the 55 and older restriction.

Mr Gordon had a copy of the park rules but it did not address age restrictions. He left this copy for the Town's file.

Gates said that it appeared the Gordon's were obviously trying to go about this the right way, and that is not always easy, or the quickest way. Cordes said that many of the people here remember the park being approved in Fremont and that it was specifically an "Adult Park" as referenced on the plan and in minutes.

Board members indicated that they don't know if there has been any case law on this; and if one person in the household has to be 55 or what (if any) enforcement authority the Board of Selectmen has. The Board explained that the Town does not know what the rules are or if the Board of Selectmen has any ability to

give relief from it and the Board does not think so. There was also discussion about whether the Zoning Board of Adjustment could be the appropriate route of appeal.

These things need to be determined for the Board to take a position on this; and it would likely involve legal advice for the Town.

Cordes said that the situation they are in is difficult to hear; and it is good they have each other around. He further explained that the Board did not feel inclined to not take a position; and if it becomes an issue they will have to pursue it. Cordes stated and the Board agreed, that the Selectmen are not in a position to give them permission to do it.

Mr Gordon thanked the board for their time and left the meeting at approximately 6:55 pm.

At 7:00 pm there were no Department Heads present.

OLD BUSINESS CONTINUED

3. The Board reviewed a revised proposal from Richard Goterch for the Safety Complex awning repair work to follow-up the discussion and site meeting he had with Thom Roy. The board decided that the only item they wanted to change at this point was to have the decorative corbels instead of 4x4 posts at the corners. Mr Goterch will be contacted to get an alternative price just for this change. The work is not slated to begin until Monday January 5th so the Board is planning to encumber the necessary funds.

NEW BUSINESS

1. Selectmen reviewed the payroll \$20,431.75 and accounts payable manifest \$280,550.86; both dated 26 December 2008. Motion was made by Gates and seconded by Hunter to approve the payroll manifest. The vote was unanimously approved.

In response to items on the manifest, there was discussion about records and licensure checks being done on an annual basis for employees; including returning seasonal employees. The Board would like to meet with the Road Agent to discuss seasonal drivers and get an update on who is operating the Town one ton plow truck.

There was also discussion about the Animal Control vehicle and Chief Janvrin providing a listing of what accounts he planned to use for line item transfers to cover the cost. The Board had expected him to be present this evening. The Board asked again for him to formalize the request to the Board and present a requesting for the money to be authorized from one account to another.

After these discussions, motion was made by Gates and seconded by Hunter to approve the accounts payable manifest. The vote was unanimously approved 3-0.

2. Selectmen reviewed the January Newsletter. It includes a lot of town meeting voting and deliberative session information as well as election information. The Board approved it for publication.

3. Selectmen discussed lifting the Cease & Desist Order for the Governor's Forest subdivision for the excavation and building operations, now that the letters of credit have been received. The Board then signed outgoing correspondence to Martin Ferwerda indicating that the Cease and Desist Order has been lifted.

4. Selectmen reviewed the folder of incoming correspondence.

5. Carlson discussed with the Board the potential membership in the community cable media group, to be used as a resource for the next Cable Access Committee, which would be formed after finalization of the Comcast contract. The Board agreed to the \$50 membership fee in the organization.

6. Selectmen reviewed an email from the Building Inspector which would make it easier and more affordable for homeowners to get the proper permits and inspections when installing a generator and transfer switch. This has been put together in response to the recent prolonged power outage and an anticipated increase in requests for generators.

Roy explained that the proposed generator and transfer switch fee would be specific to generators. This would become a stand-alone fee for add-on installations and this would also become a separate fee at all new dwelling construction if a transfer switch is part of the electrical installation.

The existing fee schedule, when a propane generator is involved, becomes cost prohibitive within the current fee schedule when multiple providers and trades are involved; so he is also proposing a combination fee that when generators sets, transfer switches, and propane sources are all involved in one single generator installation.

The Existing Standard Fees:

Generators and Related power sources: (to include new tank sets, LP gas piping, and electrical)

Example #1 - All trades involved - separate trades could be contracted to do each task

Tank set: Propane Provider	\$65.00
Gas Piping:	\$65.00
Electrical	\$65.00
Total Standard Fee	\$195.00

Example #2 - Provider & Piping Same

Tank set & Gas Piping:	\$65.00
Electrical	\$65.00
Total Standard Fee	\$130.00

Example #3 - Existing Propane Service with new gas piping

Gas Piping	\$65.00
Electrical	\$65.00
Total Standard Fee	\$130.00

Example #4 - Electric only - not propane sourced

Electrical	\$65.00
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The new proposal includes providing for a combination fee that addresses the fees related when propane generators are installed. From the examples above the minimum fees for permitting for a propane generator is currently \$130.00 to \$195.00. The new proposal reduces the propane fee and/or gas piping fee to a total of \$45.00 when related to a generator set; thus a generator set with propane would result in a total fee of \$110.00.

New proposed fee structure:

Generator Set and Transfer Switch Electrical	\$65.00
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Generator Set and Transfer Switch Electrical
with propane supply source \$110.00

Selectmen thought this was acceptable and agreed to include it as part of a Fee Schedule Public Hearing sometime in the future.

2. The Board reviewed the budget expenditures to date and discussed some of the pending encumbrances.

3. Selectmen reviewed the 2009 Warrant, article by article and made corrections and updates. They decided to include the warrant article for Town Hall basement renovations at a total of \$240,000; and voted to recommend this. This article now needs to go before the Budget committee. The Board also agreed to include three articles for the allowed energy exemptions for wind, solar, and wood. Additional information will be sought from the Assessor's in this regard.

NEXT WEEK

The next regular Board meeting will be held on Tuesday December 30, 2008 at 6:00 pm. All Town Offices are closed all day Thursday and Friday December 25 and 26, 2008.

With no further business to come before the Board, motion was made by Gates and seconded by Hunter to adjourn the meeting at 8:05 pm. The vote was unanimously approved 3-0.

Respectfully submitted,

Heidi Carlson
Town Administrator